



South Carolina Brownfields Voluntary Cleanup Program



Mission Statement

The South Carolina Voluntary Cleanup Program (VCP) staff strives to protect human health and the environment, while promoting redevelopment to encourage economic prosperity of our state and local governments.

Highlights

During the 2003 Fiscal Year, the VCP continued to expand and mature. Staff strived to reach out to developers, realtors, attorneys, environmental consultants, lenders, and other business leaders to educate them on the VCP and to encourage them to participate in our program. We also continued to provide guidance, technical assistance, and support entities already in the VCP, as well as those who were awarded brownfields grant monies from the United States Environmental Protection Agency (EPA).

Our milestones and highlights at the end of FY'03 include:

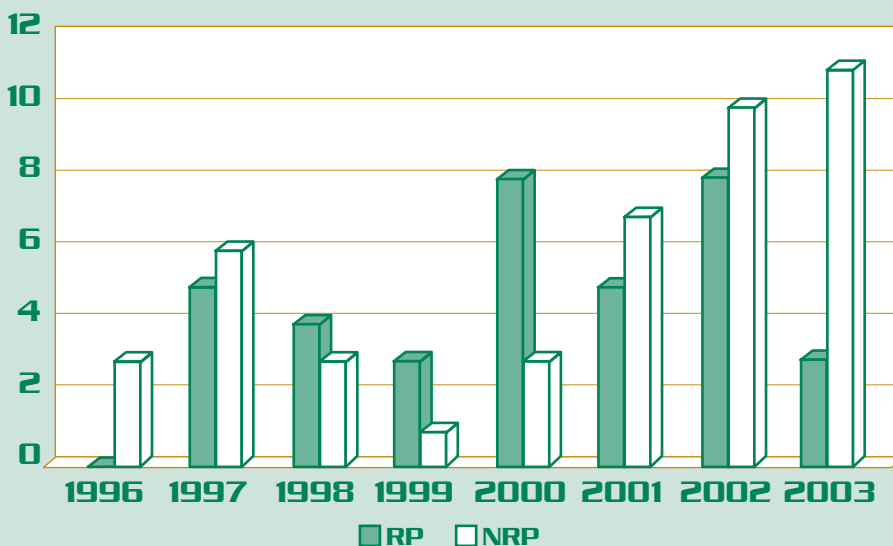
- 44 Non-Responsible Parties (NRPs) have entered into Voluntary Cleanup Contracts (VCCs) with the Department since 1996.
- 36 Responsible Parties (RPs) have entered into VCCs with the Department since the program began in 1996.
- 11 Letter of Agreements have been issued, since 1996, to parties whose groundwater was polluted by migration from an off-site source.

- 28 Certificate of Completions have been issued to parties who completed the work required under the VCC (8 of these sites have Restrictive Covenants, which define landuse restrictions for the properties).
- 1,065 acres of brownfields sites have been assessed and redeveloped since NRPs began entering the VCP.
- 10 Targeted Brownfields Assessments (TBAs) have been performed by the Department.
- Phoenix Award for three consecutive years. In 2002, the South Carolina Aquarium was awarded a Phoenix Award for both Community Impact and the People's Choice Award.
- Co-host of the 2002 National Brownfields Conference.

New Ventures

As of July 1, 2003, we had entered into fourteen (14) Voluntary Cleanup Contracts with either RPs or NRPs this year. Local municipalities, other state government agencies, businesses, developers, higher education institutions, and a local school district were some of the parties that entered into the VCP to assess (and clean up, if necessary) properties with real or perceived to have environmental pollution. These sites are planned to have a vast range of redevelopment purposes, such as: greenspace; restaurants; an education center for the school district; retail and commercial use; expansion of the college; a vocation rehabilitation center; a transit station; a warehouse and distribution center; mixed-use area including shopping, office space, and multi-family residential use; and a parking lot.

Negotiated VCCs



In Need of Cleanup Money?

We have a Brownfields Cleanup Revolving Loan Fund that totals \$4.25 million, available for loan. In order to qualify for this loan fund, you must: 1) Enter into the VCP as a non-responsible party; and, 2) Perform removal activities in the cleanup of the site.

Co-host of National Brownfield Conference

As co-hosts of the 2002 National Brownfields Conference held in Charlotte, NC, during the week of November 13–15, we felt it was our time to shine, and shine we did. Participants of the conference could stop by our exhibit booth to talk with staff about the VCP and the redeveloped brownfield sites within SC. They also picked up sample bags of Adluh Flour grits that were made in the City of Columbia's Vista area, which was redeveloped using EPA brownfields monies. (Thanks to Adluh/Allen Brothers Milling Company for their assistance.) They also viewed our poster exhibit describing



the innovative technology used at the former Health-tex site in Cowpens, SC, and could take a bus-ride to Manchester Cinema within Manchester Village, a mixed-use community, in Rock Hill to view the impressive redevelopment for this former brownfield site. This site won the prestigious brownfields revitalization award known as the the Phoenix Award in 2001 for EPA-Region 4. This project was an outstanding example of how partnering together to redevelop a brownfields site while addressing environmental issues can make great things happen. The Department joined with North Carolina's regulatory agency to host the EPA-Region 4 breakfast.

During this event, Lewis Shaw, Deputy Commissioner for Environmental Quality Control, provided inspirational comments and spoke of the importance of brownfields redevelopment.

There were others who were willing to assist us in making our program and our State look great during the conference! Mayor George Rush, Town of Ware Shoals, and Mayor Doug Echols, City of Rock Hill, were both kind enough to moderate a panel session. Mayor Rush moderated the panel session that highlighted the positive effects teaching students about how the redevelopment of a brownfields site in his own hometown has made a favorable impact. Mayor Echols' staff did a great job in coordinating the mobile workshop, which ended with popcorn provided by the developer. Thanks to everyone who helped the Department make this event such a success!

And the Winner is...

The South Carolina Aquarium was chosen to receive a prestigious Phoenix Award for outstanding brownfields redevelopment. Dr. Christopher Andrews, Executive Director of the Aquarium, accepted both the Community Impact Award, as well as the People's Choice Award during the 2002 National Brownfields Conference. The Aquarium was one of two sites from across the country selected to receive the Community Impact Award. This is the third consecutive year that a site has been selected from South Carolina.

In the 1940s, the United States Navy filled in the area where the Aquarium now sits to repair smaller naval ships and submarines during World War I and II. Although there have been many businesses



that could have contributed to soil and groundwater pollution, the business most likely to have been the major pollutor was a manufactured gas plant located across the street. A partnership was formed between the National Park Service, City of Charleston, EPA, South Carolina Electric and Gas Company, and us to address the environmental concerns at the site.

Redeveloping this site has:

- Established the South Carolina Aquarium as a world-class environmental education center enjoyed by over 500,000 people a year
- Created over 6,000 new jobs and 500 volunteer positions
- Contributed over \$300 million to the local economy
- Catalyzed further development in Aquarium Wharf area, including the building of the IMAX Theater, NPS park, NPS tour boat facility, harbor tour facilities, NPS museum, shops, offices and restaurants
- Provided waterfront access to over 1 million visitors and residents a year
- Ensured the protection of human health and the environment

Congratulations!



Targeted Brownfields Assessments

During FY'02, the Department received Targeted Brownfields Assessment (TBA) funding from the EPA to perform environmental assessments at brownfields sites within political jurisdictions. We provide this service to local governments who need Department assistance in performing these assessments. Our goal is to promote revitalization of properties by providing governments with the appropriate information needed to determine if environmental contamination is on a property, and the nature and extent of any contamination.

The Department is awarded approximately \$50,000 per site to conduct an assessment. This fiscal year, Department staff performed five TBAs at the following sites within these municipalities: Lake Conestee Site, Greenville County; Gossett Street Site, City of Anderson; Lyman Wastewater Treatment Facility/Sprayfield site, Town of Lyman; Health-tex site, Cowpens; and, Grace Street Water Filter Plant site, Greenwood.

Additional TBAs will be conducted by the Department this upcoming fiscal year.

Need a Tax Break?

For your convenience, the "Credit for Expenses Incurred Through Brownfields/Voluntary Cleanup Program" form has been placed on the Department of Revenue's webpage. Those who have entered into the VCP as a NRP can make use of the financial incentives passed in 2002.

Those incentives are:

- 1) State corporate income tax credit for expenses incurred by a taxpayer in cleaning up a site.
- 2) Jobs tax credit in the amount of an additional \$1000.
- 3) Property tax exemption (with county concurrence).
- 4) Fees in lieu of property taxes (with a \$1 million threshold minimum).

To find the form:

- 1) Type www.sctax.org
- 2) Go to "Forms and Instructions"
- 3) Current Years Forms and Instructions
- 4) 2002 Tax Forms and Instructions Table of Contents
- 5) Scroll to SC SCH TC-20 – "Credit for Expenses Incurred Through Brownfields/Voluntary Cleanup Program."

If you have any questions concerning the form, please call Lynda May, Department of Revenue at (803) 898-5786.

Outreach and Education

Are you aware of an event at which we could speak to promote the VCP? If so, please contact us. This year, we continued to promote our program by speaking to various organizations and municipalities across the State. As we continue to promote the VCP, we also continue to support our mission.



Reminder: If you are a NRP who has entered into the VCP, you have 30-days to post a sign at your site, as required under the Brownfields/VCP Act. The sign should state the name, address, and telephone number of a contact person for information describing the site's response actions and reuse.

Upcoming Outreach

There are two items we will be working on this year to enhance our program. We will be developing a "public record" and a "brownfields inventory list," both of which will be able to be viewed on the internet. The public record will contain information on properties that have completed requested work and sites we will be working on in the upcoming fiscal year. If a completed site has a restrictive covenant on it, this will be noted as well as what type of restrictive covenant is placed on the site. The Brownfields Inventory List will be an ongoing list containing information on brownfield properties across the State.

We are pleased to announce...

The Rock Hill Council of Neighborhoods (RHCON) was awarded the Interagency Working Group on Environmental Justice Revitalization grant by the EPA. RHCON, which represents 18 neighborhood associations in the City of Rock Hill, will be working with citizens in the Arcade/Westside Area to address their environmental justice concerns. The grant will provide lessons regarding the development of productive local neighborhood-municipal government partnerships. The achievement of this will be critical in order to address these resident's environmental justice concerns.

On June 20, 2003, the EPA announced that both the City of Florence and the City of Rock Hill would be receiving a brownfields assessment grant for \$200,000. The City of Florence intends to use these funds to perform environmental site assessments on brownfields in seven targeted areas of the city, including a 20-acre site that inhibits economic growth in a nearby low-income, predominately minority neighborhood. Grant funds will also be used for community outreach activities, cleanup planning, and health monitoring. The City of Rock Hill intends to use the grant fund to conduct four Phase II assessments of former textile mills in the Arcade/Westside neighborhood area. Grant funds will also be used to conduct community outreach activities and redevelopment planning for three of the four sites to be assessed.



Presently, eleven municipalities in South Carolina, including the two above, received financial assistance through four competitive grants sponsored by the EPA's Brownfields Program. These grant programs are:

- Assessment grants
- Cleanup revolving loan fund grants
- Cleanup grants
- Job training grants.

VCP Information



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CR-005551 MAC 9/03

